



W- 3449 Country Club Self Storage (Special Use Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Stephen Owen
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W- 3449 Country Club Self Storage (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 409972

Wednesday, July 22, 2020

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 15

Engineering

General Issues

12. Driveway Permit required

City of Winston-Salem
James Mitchell
336-727-8000
jamestm@cityofws.org
7/15/20 4:11 PM
01.03) Rezoning-

Special Use District - 2

A City driveway permit will be required for the proposed access point onto Country Club Rd. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Country Club Road to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).

Additionally, a driveway permit from NCDOT will be required.

Erosion Control

General Issues

7. Erosion Control Plan Needed

City of Winston-Salem If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/9/20 9:07 AM
01.03) Rezoning-
Special Use District - 2

Fire/Life Safety

General Issues

8. Notes

City of Winston-Salem (Fire)
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
7/9/20 10:05 AM
01.03) Rezoning-Special
Use District - 2

- Show fire hydrant locations
- Fire apparatus access roads shall extend within 150' of all portions of the building.
- Provide FDC location within 100' of a fire hydrant.

9. Notes

City of Winston-Salem (Fire)
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
7/9/20 10:05 AM
01.03) Rezoning-Special
Use District - 2

As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- Appendix B of the 2018 NC Fire Code; or
- the ISO Fire Suppression Rating Schedule (as described in <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>).

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.

MapForsyth Addressing Team

General Issues

20. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/19/20 11:07 PM
01.03) Rezoning-
Special Use District - 2

USED THE ADDRESS 3901 COUNTRY CLUB RD.

NCDOT

General Issues

21. NCDOT Comments

[NCDOT Division 9](#)
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
7/20/20 9:01 AM
01.03) Rezoning-
Special Use District - 2

- Driveway permit required.
- NCDOT encroachment requires for any utility ties in right of way of Country Club Road.
- Show additional 10' of right of way per 2012 CTP.

Planning

General Issues

10. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
7/9/20 11:00 AM
01.03) Rezoning-
Special Use District - 2

14. Design

[City of Winston-Salem](#) There is no other GB zoning in this neighborhood activity center. The site contains a large white oak tree which was measured by the Treasured Tree of Forsyth County Committee and found to be one of the oldest and largest trees in Forsyth County.
Gary Roberts
336-747-7069
garyr@cityofws.org
7/16/20 9:25 AM
01.03) Rezoning-
Special Use District - 2

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16. Text Box B

[City of Winston-Salem](#) Pool
Bryan Wilson
336-747-7042
bryandw@cityofws.org
7/16/20 10:10 AM
01.03) Rezoning-
Special Use District - 2

Sanitation

2020.07.07 REZN Submittal (20-017) Signed.pdf [6 redlines]

22. Bulk Container Information

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
7/20/20 9:47 AM
01.03) Rezoning-
Special Use District - 2

Location is fine for bulk container.

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

Stormwater

General Issues

6. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
7/8/20 3:24 PM
01.03) Rezoning-
Special Use District - 2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that is in compliance with all of the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The development exceeds 24% built upon and is therefore considered a high density development under the ordinance provisions. This will require management of the first inch of runoff in an approved Stormwater management system. The development will also create more than 20,000 sq.ft. of new impervious area and thus the quantity provisions of the ordinance will also apply. These require that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration be managed to at or below the pre developed rates and also that the increase in the 25 year volume from the pre to the post developed condition be stored in the system and released over a 2 to 5 day period. Due to concerns Stormwater staff have with the discharge of this system having nowhere to go but directly onto an adjacent residential property we are also going to require as a condition of Planning Board approval, management of the 50 year post developed peak rate of minimum 6 hour duration, back to at, or below, the pre developed rate and also management of the increase in the 50 year volume by storing this volume in the system and releasing it over a 2 to 5 day period. The Stormwater permit process will require the developer to pay into a city held account 4% of the estimated construction cost of the Stormwater management system and this will satisfy the financial surety required for the permit. This surety is non-refundable. The permit process also requires that the developer have an Operation and Maintenance Agreement approved by the City before it is recorded at The Forsyth County Register of Deeds office.

Stormwater Management

[2020.07.07 REZN Submittal \(20-017\) Signed.pdf \[6 redlines\]](#) (Page 1)

5. Text Box B

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 7/8/20 3:06 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Considering that the only place this system can discharge is into an adjacent residential property please show the location of the discharge from the stormwater management system. I would highly recommend you discuss this system in detail with the adjacent homeowners and satisfy any concerns they may have about conveyance of the discharge of this system through their properties adequately without causing a nuisance situation that they hadn't experienced before as even with management not all storm events will be managed and the discharge of the increase in volume will have to be spread over a longer period of time</p>
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Utilities

General Issues

11. Utilities General Comments

<p>City of Winston-Salem Raymond Catron 336-727-8000 rayc@cityofws.org 7/9/20 11:46 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Any existing water/sewer connections not intended for reuse must be terminated at the main. Any new/proposed water/sewer connections must be installed by a Licensed Utility Contractor and will require a 3 party encroachment agreement, a backflow preventer will be required and must match water meter size. All required water meters must be purchased from C.O.W.S, be aware of accompanying System Development Fees due at time of water meter purchase.</p>
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WSDOT

General Issues

13. General Comments

<p>City of Winston-Salem David Avalos 336-727-8000 davida@cityofws.org 7/21/20 3:30 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Make sure to dedicate right of way as shown and install sidewalk on frontage as shown. [Ver. 2] [Edited By David Avalos]</p>
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Zoning

General Issues

18. Zoning

<p>City of Winston-Salem Elizabeth Colyer 336-747-7427 elizabethrc@cityofws.org 7/17/20 12:21 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Proposed dumpster must be screened per UDO ClearCode Section 6.2.1. Any proposed exterior lighting must comply with UDO ClearCode Section 6.6. Landscape: Show MVSA calculations and note on the site plan that all parking spaces are within 75' of a large variety tree. At the time of permitting, the Landscape plan should include all vegetation types and include height, spacing requirements and caliper for the MVSA trees, Streetyard, 40' Type III bufferyard and 20' Type III bufferyards. At the time of submitting the Erosion Control permit application, the existing trees that are to meet the tree save requirement should be noted and must be cordoned to prevent damage to the critical root zone for the duration of construction.</p>
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